

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, April 4, 2016 adjourned to Wednesday, April 6, 2016
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, K. Rawn, V. Ward
Members absent: C. Ausburger, G. Lewis, B. Ryan, S. Westa
Alternates present: T. Berthelot
Alternates absent: P. Aho
Staff present: Linda Painter, Director of Planning and Development
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 6:47 p.m. and appointed alternate Berthelot to act.

Approval of Minutes:

a. March 16, 2016, Regular Meeting:

Hall MOVED, Chandy seconded, to approve the 3-16-2016 minutes as presented. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Janell Mullen, Zoning Agent, requested the Commission add a New Business Item to the Agenda regarding a Certificate of Compliance for Quester's Way. Ward MOVED, Chandy seconded to add the Request for a Certificate of Compliance for Quester's Way as a New Business Item. MOTION TO ADD TO THE AGENDA PASSED UNANIMOUSLY.

Old Business:

a. **Draft Zoning Regulations**

This item was tabled until after all other business.

b. **Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338**

Item is tabled pending a 5/2/16 Public Hearing.

c. **Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3**

Item is tabled pending a 5/2/16 Public Hearing, Field Trip set for 4/13/16.

d. **Ad Hoc Committee on Rental Regulations and Enforcement**

Chairman Goodwin tabled this discussion.

New Business:

a. **Request for Interpretation of Lot Frontage Requirements**

WARD moved, Chandy seconded, to table this item for discussion to when more members are present.

b. **Request for Certificate of Compliance, Quester's Way**

Chairman Goodwin disqualified herself and Ward was appointed as Acting Chair for this item.

Janell Mullen, Zoning Agent reviewed her 4/6/16 memo.

Rawn MOVED, Hall seconded, to authorize the Zoning Agent to issue the Certificate of Zoning Compliance for Quester's Way (PZC File #432-6). The Zoning Agent will verify that the work has been completed by the end of the month. Failure to construct the Zen Garden per the landscaping plan will result in citations and fines. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

In addition to The Director's Report, it was noted that a Field Trip is scheduled for 4-13-16; and that Ward attended the Land Use Academy's Advanced Training.

Communications and Bills:

Noted.

Old Business Continued:**a. Draft Zoning Regulations**

Painter distributed a handout with four potential options to address Commission concerns regarding potential for development of properties located outside the proposed water pipeline overlay district to bypass restrictions by acquiring an easement to access public water and potentially increase density. After discussion, members identified the addition of language prohibiting the use of such easements as justification for increased density as the preferred option.

Painter also distributed a handout with potential changes to the draft live music/amplified music regulations based on concerns identified by the Town Manager and Resident Trooper with the current draft regulations. After discussion, members recommended amending the current draft to delete references to live/amplified music associated with residential uses and specify the number of violations of noise and nuisance ordinances that would result in revocation. Based on the discussion, members requested that revised language be prepared for the April 18th meeting for the purpose of setting a public hearing date in June on the draft stormwater, water service connection/water pipeline overlay district, alcoholic liquor and live/amplified music regulations.

Adjournment:

The Chair declared the meeting adjourned at 7:33 p.m.

Respectfully submitted,

Vera S. Ward, Secretary